

Message Text

UNCLASSIFIED

PAGE 01 HONG K 08612 070713Z
ACTION OPR-02

INFO OCT-01 EA-12 ISO-00 A-01 /016 W
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P R 070329Z JUL 78
FM AMCONSUL HONG KONG
TO SECSTATE WASHDC PRIORITY 1300
INFO NSD YOKOSUKA JAPAN
OCP WASHDC

UNCLAS HONG KONG 8612

FOR A/ALS

E.O. 11652: N/A
TAGS: SOCI, ALOW LIVING
SUBJECT: REVISION OF QUARTERS ALLOWANCE

1. SINCE THE INSTITUTION OF A GOVERNMENT-LEASED HOUSING PROGRAM IN HONG KONG SOME YEARS AGO, SUBSEQUENT REVISIONS OF THE LIVING QUARTERS ALLOWANCE HAVE BEEN BASED SOLELY UPON THE RENTAL EXPERIENCE OF THE SINGLE DOD CIVILIAN EMPLOYEE WHO REMAINED OUTSIDE THE PURVIEW OF THE GOVERNMENT-LEASED PROGRAM. THIS INDIVIDUAL, A GS-13/9 ASSIGNED TO NAVY PURCHASING DEPT, HAS OCCUPIED THE SAME QUARTERS FOR A PERIOD OF 13 YEARS UNDER THE PROTECTION OF A RENT CONTROL ORDINANCE WHICH HAS LIMITED PERIODIC RENT INCREASES TO AN EXTENT FAR BELOW PREVAILING MARKET CONDITIONS. FURTHERMORE, THE QUARTERS HE HAS OCCUPIED ARE SUBSTANDARD AS COMPARED TO LEASED QUARTERS UNDER THE CONSULATE GENERAL PROGRAM AND AS STIPULATED IN FBO CRITERIA. HIS PRESENT APARTMENT COMPRISES LESS THAN 900 SQ. FT.

2. THE EMPLOYEE IN QUESTION IS PRESENTLY FACED WITH AN EVICTION NOTICE BECAUSE THE BUILDING IS SCHEDULED TO BE DEMOLISHED. THE EVICTION NOTICE REQUIRES THAT HE VACATE BY JUNE 30. HE IS CURRENTLY OCCUPYING THE APARTMENT IN DEFIANCE OF THE EVICTION NOTICE BUT MUST VACATE THE PREMISES WITHIN 30 DAYS.

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3. BASED ON CURRENT CONGEN LEASING EXPERIENCE, THE EMPLOYEE MUST EXPECT TO PAY BETWEEN HK\$5500 AND HK\$6500 PER MONTH BASIC RENT FOR SUITABLE ALTERNATIVE QUARTERS. IN ADDITION, HE MUST EXPECT TO PAY UP TO HK\$300 PER MONTH MANAGEMENT FEE PLUS APPROXIMATELY HK\$750 PER MONTH FOR UTILITIES. (NOTE: CONSULATE HOUSING CEILING FOR OFFICERS IN HIS CATEGORY IS HK\$6500 PER MONTH EXCLUSIVE

OF UTILITIES.)

4. OBVIOUSLY, THIS EMPLOYEE IS FACED WITH CONSIDERABLE FINANCIAL HARDSHIP IF LQA IS NOT PROMPTLY ADJUSTED TO MEET HIS DRASTICALLY ALTERED CIRCUMSTANCES.

5. ACTION REQUESTED: REQUEST DEPARTMENT (A/ALS) PROMPTLY REVISE LIVING QUARTERS ALLOWANCE FOR HONG KONG BY RAISING IT TO AT LEAST HK\$6250 PER MONTH OR US\$16,304 PER ANNUM. THIS ACTION IS URGENTLY REQUIRED IN VIEW OF IMPENDING EVICTION OF EMPLOYEE AND HIS INABILITY TO UNDERTAKE A LEASE COMMITMENT WITHOUT ASSURANCE OF SUBSTANTIAL REIMBURSEMENT OF HIS HOUSING EXPENSES. THERE IS A POSSIBILITY THAT NEWLY ESTABLISHED LQA MIGHT HAVE TO BE SUBSEQUENTLY REVISED IN LIGHT OF ACTUAL COST.
SHOESMITH

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